



Paradise Town Advisory Board

MINUTES

Date: Tuesday, February 10, 2015
Time: 7:00 P. M.
Location: Paradise Community Center, 4775 McLeod Drive

Paradise Community Center is accessible to individuals with disabilities. With forty - eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

POSTING LOCATIONS: Paradise Community Center - Nu-Glo Cleaners-3774 E. Flamingo - Sunset Park-Sunset & Eastern Sunset Plaza Park-2301 Sunset Internet Address: WWW.ACCESSCLARKCOUNTY.COM

Board members: John S. Williams – Chair, - Robert Orgill- Vice Chair
Susan Philipp – Bart Donovan-Roger Smith
Secretary: Maureen Helm 606-0747

I. Call to Order. Meeting was called to order by CHAIR WILLIAMS at 7:00 p.m.

II. Pledge of Allegiance. The Pledge of Allegiance was recited.

III. Roll Call.

John S. Williams, Chair – PRESENT
Robert Orgill, Vice Chair - PRESENT
Susan Philipp - EXCUSED
Bart Donovan – PRESENT
Roger Smith- PRESENT

IV. Procedures & Conduct.

- a. Conformance with the Open Meeting Law. Chair Williams noted that this meeting has been properly noticed and that a quorum is present.**
- b. Conduct: Please turn off or mute all cell phones, pagers & other electronic devices. Please take all private conversations outside the room.**
- c. Meeting Guidelines.**
- d. County staff introductions, Announcements & Presentations:**
Chuck O'Neill; PLANNING, Blanca Vazquez; TOWN LIAISON, Vivian Kilarski; PLANNING COMMISSIONER IN ATTENDANCE.
- e. Received a report on the Consolidated Urban Land Use Policies.**

V. Regular Business:

- a. Approval of Agenda for February 10, 2015 – including any deletions or corrections. A MOTION BY ORGILL WAS MADE TO APPROVE THE AGENDA WITH A CHANGE; HOLDING ITEMS #9 AND #12 PER THE APPLICANT. RETURN TO THE 2/24/15 TAB. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.**
Approval of the Minutes of January 27, 2015. A MOTION BY DONOVAN WAS MADE TO APPROVE THE MINUTES AS PRESENTED. A UNANIMOUS VOTE OF APPROVAL WAS RECORDED.

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DON BURNETTE, County Manager

VI. Public Comment - This is a period devoted to comments by the general public about items on this agenda. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, clearly state your name and address and please spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **VIVIAN KILARSKI THANKED THE BOARD FOR THE GREAT JOB AND HARD WORK THEY DO FOR THE PARADISE TOWN BOARD.**

VII. Planning and zoning:

Action to be taken on the following applications:

1. **NZC-0011-15 – CONTE, JOSEPH, ET AL: (no address)**
ZONE CHANGE to reclassify 1.7 acres from C-1 (Local Business) Zone to R-4 (Multiple Family Residential - High Density) Zone.
USE PERMIT for a supportive housing development.
WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for a multiple family residential (supportive housing) development. Generally located on the west side of Pecos Road, 400 feet north of Rochelle Avenue within Paradise (description on file). CG/dg/ml (For possible action) **PC 3/3/15**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
2. **NZC-0020-15 – AUGUSTA ASSOCIATES, LP: (no address)**
ZONE CHANGE to reclassify 8.3 acres from C-2 (General Commercial) Zone to R-3 (Multi-Family Residential) Zone.
DESIGN REVIEW for a multiple family residential development. Generally located on the north side of Silverado Ranch Boulevard and the west side of Maryland Parkway within Paradise (description on file). SS/rk/ml (For possible action) **PC 3/3/15**
MOTION WAS MADE BY ORGILL FOR APPROVAL, WITH THE CONDITION; CONTIGENT ON DESIGN REVIEW AS PUBLIC HEARING ON FINAL PLANS. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS 3-1, DONOVAN AGAINST. 3 NEIGHBORS IN ATTENDANCE SPOKE AGAINST PROJECT.
3. **NZC-0038-15 – SUMMERLIN ASSET MANAGEMENT, LLC, ET AL: (no address)**
ZONE CHANGE to reclassify 5.2 acres from R-1 (Single Family Residential) Zone to R-3 (Multiple Family Residential) Zone for a senior housing project.
USE PERMIT for a senior housing project.
WAIVER OF DEVELOPMENT STANDARDS to permit alternative landscaping and screening.
DESIGN REVIEW for a senior housing project with associated structures and uses. Generally located on the west side of the Pecos-McLeod Interconnect and the north side of Emerson Avenue within Paradise (description on file). CG/al/ml (For possible action) **PC 3/3/15**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, WITH ADDED CONDITIONS; 24 INCH/15 GALLON OLEANDER TREES TO BE PLANTED ALONG THE SOUTH SIDE(EMERSON) OF PROPERTY, 24 INCH OR 15 GALLON, 5 FOOT ON CENTER ITALIAN CYPRESS TREES PLANTED ALONG THE WEST SIDE OF PROPERTY. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS. 20 NEIGHBORS AGAINST PROJECT WERE IN ATTENDANCE.

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4. **UC-0006-15 – PECOS ROAD NV, LLC: (6316 S. Pecos Rd.)**
USE PERMIT for a place of worship within a portion of an existing commercial/business complex on 1.2 acres in an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone. Generally located on the southeast corner of Post Road and Pecos Road within Paradise. MBS/mk/ml (For possible action) **PC 3/3/15**
MOTION WAS MADE BY WILLIAMS FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS. DONOVAN ABSTAINED FROM COMMENT OR VOTE AS HE LIVES IN THE AREA AND RECEIVED NOTIFICATION CARD IN THE MAIL.
5. **UC-0023-15 – KUYKENDALL, ROBERT L.: (215 & Windmill)**
USE PERMIT to allow an accessory structure (metal carport) that is not architecturally compatible with the single family residence.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) allow a non-decorative metal roof on an accessory structure (metal carport) in conjunction with a single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the northeast corner of Leatherleaf Drive and Aspendale Drive, 160 feet north of Windmill Lane within Paradise. SS/jt/ml (For possible action) **PC 3/3/15**
MOTION WAS MADE BY WILLIAMS FOR DENIAL. VOTING WAS UNANIMOUS.
6. **WS-0008-15 – COUNTY OF CLARK (REAL PROPERTY MANAGEMENT): (no address)**
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback from a driveway to a street corner.
DESIGN REVIEW for a fueling station in conjunction with an existing government building on a portion of 13.1 acres in a P-F (Public Facility) (AE-60) Zone. Generally located on the northeast corner of Ullom Drive and Oquendo Road within Paradise. SS/jt/ml (For possible action) **PC 3/3/15**
MOTION WAS MADE BY DONOVAN FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
7. **UC-0523-11 (ET-0003-15) – BERMUDA ROAD PROPERTIES, LLC: (6590 Bermuda Rd.)**
USE PERMITS SECOND EXTENSION OF TIME to review the following: 1) major training facility; 2) convention facility; and 3) dormitory.
DESIGN REVIEW for a major training facility and convention facility with a dormitory and other accessory uses in conjunction with an existing office/warehouse complex on 6.0 acres in an M-1 (Light Manufacturing) (AE-65) Zone. Generally located on the east side of Bermuda Road, 350 feet south of Sunset Road within Paradise. SS/co/ml (For possible action) **BCC 3/4/15**
MOTION WAS MADE BY ORGILL FOR APPROVAL, WITH CONDITION TO EXTEND THE COMPLETION DATE TO MAY 30, 2015. SUBJECT TO ALL OTHER STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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8. **UC-0759-13 (ET-0002-15) – ERBR, LLC: (4700 Boulder Highway)**
USE PERMITS FIRST EXTENSION OF TIME to commence and review the following: 1) swap meet; 2) live entertainment; 3) fairground; and 4) recreational facility with accessory food, beverage, retail sales, and on-premise consumption of alcohol.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced separation from live entertainment to a residential use; 2) reduced parking; and 3) alternative landscaping and screening.
DESIGN REVIEWS for the following: 1) swap meet; 2) fairground; and 3) recreational facility with live entertainment on 4.6 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Boulder Highway, 1,000 feet south of Indios Avenue within Paradise. CG/co/ml (For possible action) **BCC 3/4/15**
MOTION WAS MADE BY ORGILL FOR APPROVAL, SUBJECT TO STAFF CONDITONS. VOTING WAS UNANIMOUS.
9. **UC-0009-15 – TROPICANA EAST SHOPPING CENTER: (2470 E. Tropicana Ave.)**
USE PERMIT to allow a massage establishment within a portion of an existing shopping center on 0.9 acres in a C-2 (General Commercial) Zone. Generally located on the north side of Tropicana Avenue, 550 feet east of Eastern Avenue within Paradise. CG/rk/ml (For possible action) **BCC 3/4/15**
ITEM WAS NOT HEARD. HELD PER THE APPLICANT. RETURN TO THE 2/24/15 TAB.
10. **UC-0017-15 – VICTORIA PARTNERS: (no address)**
USE PERMIT for deviations per plans on file for signs in conjunction with a resort hotel (Monte Carlo).
DEVIATIONS for the following: 1) increase the allowed projection for projecting signs; and 2) deviations as shown per plans on file.
DESIGN REVIEWS to amend an approved comprehensive sign plan to include additional wall signs, hanging signs, and projecting signs in conjunction with a resort hotel on 18.9 acres in an H-1 (Limited Resort and Apartment) Zone and an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South, 1,200 feet north of Tropicana Avenue within Paradise. MBS/al/ml (For possible action) **BCC 3/4/15**
MOTION WAS MADE BY SMITH FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.
11. **UC-0021-15 – METROFLAG BP, LLC: (3743 S. Las Vegas Blvd.)**
USE PERMITS for the following: 1) permit an outside dining and drinking area in conjunction with a restaurant and tavern; and 2) permit direct access to an outside dining and drinking area where the primary means of access is required to be through the interior of a restaurant.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setbacks; and 2) alternative landscaping.
DESIGN REVIEW for an outside dining and drinking area in conjunction with a restaurant and tavern within an existing shopping center (Hawaiian Marketplace) on 2.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 400 feet south of Harmon Avenue within Paradise. MBS/al/ml (For possible action) **BCC 3/4/15**
MOTION WAS MADE BY DONOVAN FOR APPROVAL, SUBJECT TO STAFF CONDITIONS. VOTING WAS UNANIMOUS.

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12. **UC-0027-15 – DALACAS FAMILY, LP: (6811 S. Eastern Ave.)**
USE PERMIT to allow a financial services, specified business (vehicle title loans).
WAIVER OF DEVELOPMENT STANDARDS to reduce the separation from a proposed financial services, specified (vehicle title loans) business to an existing financial services, specified business within an existing office/warehouse and shopping center on a portion of 11.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone. Generally located on the west side of Eastern Avenue and the south side of Pama Lane within Paradise. MBS/dg/ml (For possible action) **BCC 3/4/15**
ITEM NOT HEARD. HELD PER THE APPLICANT. RETURN TO THE 2/24/15 TAB.

VIII. Correspondence:

None

IX. General Business: Items for Discussion & Possible Action:

- a. Motion made by Williams to approve the 2015 meeting calendar as presented. Voting was unanimous.
- b. Board reviewed By-Laws.

X. Public Input – Community Concerns (Issues or concerns within the community) Comments by General Public & Discussion: No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda. Comments will be limited to 3 minutes.
NONE HEARD

XI. NEXT MEETING: February 24, 2015 NEXT MEETING WAS SET FOR 2/24/15.

XII. ADJOURNMENT: THERE BEING NO OTHER BUSINESS THE MEETING WAS ADJOURNED AT 9:04 P.M.

Respectfully Submitted,

Maureen Helm

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